

Z-6-2014
Hallmark Homes
3700 South 6400 West
A to R-1-10
25.9 acres

Hallmark Homes has requested a zone change for 6 parcels totaling 25.9 acres at 3700 South 6400 West from A (agriculture, minimum lot size of ½ acre) to R-1-10 (single family residential, minimum lot size 10,000 square feet). Surrounding zones include R-1-8 and A (single family residential, minimum lot size 8,000 square feet) to the north and east, A to the west and A and R-1-10 to the south. The property is surrounded by vacant/agricultural ground to the south and west, single family homes to the north and single family homes and vacant ground to the east. The subject property is designated as large lot residential, which anticipates 2 to 3 units/acre, in the West Valley City General Plan. The General Plan also indicates the need for a park in this area.

General Plan and Zoning History

Back in 1997, the City Council directed staff to identify vacant or agricultural properties planned for residential use and propose General Plan/zone changes that would result in density reductions for these properties to provide a greater variety of lot sizes within the City. In keeping with this direction, the General Plan designation on the Newton Family Farm property, which includes the subject parcels, was changed from low density residential (3 to 4 units/acre) to large lot residential (2 to 3 units/acre). A portion of the Newton Family Farm property was also rezoned from R-1-8 to A.

In 2005 a General Plan/zone change application was submitted to change the General Plan from large lot residential to low density residential and the zoning from A to R-1-8 on a portion of the Newton Family Farm property. This application was denied by the Planning Commission. In 2006 another application was submitted by Eric Bishop to change the zoning on the same property from A to R-1-10. This application was approved subject to a development agreement. Later that same year, Tom Nixon submitted a zone change application from A to R-1-10 for another portion of the Newton Family Farm property. This application was also approved subject to a development agreement.

Hallmark Homes and Fieldstone Homes submitted rezone applications from A to R-1-10 for 5 of the 6 subject parcels in April of 2014. The Planning Commission recommended approval of the zone change; however, the City Council denied the request.

Development Proposal

Following the City Council denial of the rezone requests from Hallmark Homes and Fieldstone Homes in September of 2014, staff held numerous meetings with the Newton family, Hallmark Homes and Fieldstone Homes to develop a concept plan and development agreement that addresses the Council's desire for a unique, high quality development that helps accomplish the housing goals identified in the latest General Plan draft. After extensive discussions, Hallmark Homes, in partnership with Fieldstone Homes, submitted a new zone change application with an accompanying concept plan and development agreement which are both attached. Also attached is a letter in support of this application from Russ Tolbert with Hallmark Homes. Staff supports the latest concept plan and development agreement.

The concept plan includes the 6 subject parcels as well as other properties that are not a part of this application. As a reminder, a concept plan is included to give the Commission an idea of the potential

number of lots and to show how the property could be developed. Generally speaking, concept plans have not been engineered, meaning that storm drainage, topography and utilities have not been accounted for. For this reason, concept plans are subject to change.

The latest concept is a planned unit development (PUD) with an overall density of 3.2 units/acre. Included in the PUD concept is a 1 acre neighborhood park together with a linear parkway that runs the entire length of the property and connects to Orchard Elementary.

Development Agreement

The proposed development agreement includes standards that, in staff's opinion, are the most stringent for home size and design used to date. For comparison purposes, the attached table compares the latest development agreement proposal with current ordinance standards, the development agreement approved for Tom Nixon's property and the previous development agreement proposal on the subject property. The home plans included represent typical home plans to be built in the development. Additional home plans that meet the minimum number of points can be approved by staff. Some of the highlights of the development agreement are:

- The minimum home size for ramblers is 1,600 sq. ft. (up to 12 can be 1,550 sq. ft.) and the minimum size for two story homes is 2,100 sq. ft.
- At least 60% of all homes will have a 3 car garage.
- Exteriors will be 100% masonry (stucco, brick, stone or fiber cement siding) with every home having brick or stone on the front façade.
- The minimum number of points required for design features has been increased from 250 to 350 points for ramblers and from 300 to 420 points for two story homes.
- At least 50% of all homes will have front porches.
- 1.4 acres of ground will be dedicated to the City for a neighborhood park and linear parkway.

It is worth noting here that Tom Nixon has requested that his development agreement be amended to match what Hallmark Homes is now proposing. This request is not part of this rezone application and will be considered by the City Council.

Staff Alternatives:

- Approval of the zone change to R-1-10 subject to a development agreement that includes the standards proposed by the applicant and recommended by staff.
- Continuance, for other reasons determined at the public hearing.
- Denial, R-1-12 is a more appropriate zone to accomplish the City Council's goal to achieve a greater variety of lot sizes within the City.

Applicant:

Russ Tolbert
8608 Cima Drive

Neutral:

Jim Defay
93 S Military Ave.

Favored:

Dave Newton

Neutral:

Billy Burke
3801 S 6400 W

Discussion: Steve Pastorik presented the application. Russ Tolbert, the applicant, stated that this will be a great community within the City with one of the last big pieces of land left. He indicated that he has worked closely with staff and the property owners to come up with a good plan. Mr. Tolbert stated that the homes are larger, there are porches on most front elevations, there is a common theme throughout the neighborhood, a linear park, and the historical barn will be used in the proposed park. He added that there will be pedestrian

access to the existing elementary school which will be beneficial to many residents in the subdivision.

Jim Defay, a neighbor, asked what changes have been made to the Development Agreement. Steve stated that he will provide Mr. Defay with the agreement and stated that the latest agreement includes home plans, street lighting details, and proposed home address plates. Mr. Defay stated that he could potentially be interested in something similar for his property in the future. He indicated that irrigation and drainage will need to be functional. Mr. Defay asked what the point system is. Steve briefly described how the point system in the City's ordinance works and indicated that it is mainly features on the exterior of a home that are given value and homes must meet a minimum standard. He added that proposed homes will exceed the City's minimum amount of points by at least 100.

Dave Newton, a property owner, stated that he is impressed with what staff and the developers have come up with. He indicated that the Newton family is satisfied with the proposal.

Billy Burk, a neighbor, clarified that there are two properties not included on the south. Steve indicated which properties are part of the application on the aerial. Mr. Burk asked if Tom Nixon was still involved with Hallmark. Steve replied no but added that he has worked with Mr. Tolbert and is proposing similar standards. Mr. Burke stated that the sewage and drainage systems will need to be worked out. Steve agreed and indicated that utility connections will be discussed and engineered if this reaches the subdivision phase.

Clover Meaders stated that the Planning Commission previously approved this zone change and questioned why City Council denied it. Steve replied that the City Council wanted to see something more unique than a standard subdivision. He indicated that staff, the developers, and the property owners have worked together to try and accomplish this.

Motion: Commissioner Woodruff moved for approval subject to a development agreement that includes the standards proposed by the applicant and recommended by staff

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Vice- Chairman Thomas	Yes

Unanimous-Z-6-2014- Approved